



Town of Waterford  
Planning Commission  
Meeting Minutes  
09/18/2024

Meeting was called to order by Chair Howard Remick at 7:00 PM. Commission members Maria Dantos, Kim Willey, Bob Cushing, and Jason Miller were in attendance, along with Zoning Administrator Chris Brimmer.

PC reviewed the minutes of July 17, 2024, motion by Kim Willey to approve minutes, seconded by Bob Cushing, motion passed by acclamation of members present.

PC reviewed the minutes of August 21, 2024, motion by Kim Willey to approve minutes, seconded by Jason Miller, motion passed by acclamation of members present.

#### Flood Resiliency Maps

- ZA Chris Brimmer reported that the flood resiliency map has yet to be received. It is unclear why the release is delayed.
- The official statement still asks to adopt the new regulations by August 26, 2024, but the regulations can't be made until the map is received. ZA still recommends adopting the standard regulation recommended.
- ZA recommended adopting the river corridor standards. The town is currently responsible for 25% of these costs, but if the standards are adopted, the state will pay 12.5%, so the town will only have to pay half of the fee. The recommended model language hasn't been released yet. It will be coming through VT Emergency Management. The town's representative is Robin Migdelany.
- ZA checked out the new road cut-off on Daniel's Farm Road. He is unsure of its purpose and there is no construction associated with it. It's almost like a field access, but it does not access a field. There was a question about it being a driveway, but he didn't see a curb cut. He will check into the matter further.

#### One Driveway Zoning Bylaw

- Will discuss during the next meeting.

#### Review Town Plan

- PC discussed what edits they think should be made and what material can be removed. Maria Dantos went over the section she was designated to edit as an example of what everyone needs to do. She is going to compile the edited sections from everyone during

the next meeting and mail them to Kyle Dwyer from NVDA so he can use them to put together the Town Plan.

#### Update on Meeting with DRB About 502 and 302

- Maria Dantos and Howard Remick reviewed what happened during the DRB meeting they attended to discuss the subdivision of Howard Broden. Maria expressed her disappointment in how the situation was handled.
- PC noted that approving the subdivision in one meeting was against protocol.
- Maria felt that the subdivision should not have been approved without the permission of the other people on the title. ZA explained that a person with ownership of any property, even if there are other owners, is entitled to apply for permits. It hasn't been considered to be the town's jurisdiction to enforce all fellow owners giving their permission before permits are granted. Hearings are warned appropriately as per the current laws, and all abutters are sent a warning. They can choose to come to the hearing to voice their opinion if they see fit. ZA suggested they build into the bylaw that all owners are required to approve before a permit can be issued, or that all owners must be notified of permits being submitted.

#### Reorganization

- Bob Cushing nominated Howard Remick as Chair. All in favor.
- Bob Cushing nominated Maria Dantos as Vice Chair. All in favor.

#### Agenda items for next meeting, October 16, 2024

- Town Plan
- Flood Resiliency Map
- One Driveway Zoning Bylaw

Kim Willey made a motion to adjourn, seconded by Bob Cushing, approved by acclamation of members present. Meeting was adjourned at 8:00 PM.